

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 11, 2009
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *~Continued from February 4, 2009~*
***ALLEN RESIDENCE - PROJECT NO. 150704**
City Council District: 1; Plan Area: La Jolla

STAFF: Vena Lewis

Site Development Permit to construct a 2,756 square-foot addition/remodel to the existing 3,797 square-foot single family residence. The project proposes to demolish and remodel the kitchen, dining area, and master bedroom of the existing residence; and construct a 1,233 square-foot addition to an existing 234 square-foot detached pool cabana with a 30 square-foot addition to an enclosed 32 square-foot pool equipment room; construct a 504 square-foot detached office building with an attached equipment room, an 847 square-foot tuck-under garage, and a new swimming pool. Moreover, the project also proposes to replace the wood shake roof with an approved Class-A material; and remove and repair/replace all existing windows and doors. The project site is within the La Jolla Shores Planned District SF zone of the La Jolla Community Plan Area. Negative Declaration No. 150704. Report No. HO-09-010

RECOMMENDATION:
Approve

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ITEM-5: **LAMONT TOWNHOMES - PROJECT NO. 162348**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeffrey A. Peterson

Coastal Development Permit and Vesting Tentative Map to demolish an existing residence and construct four (4) residential condominium units on a 0.12 acre site. The proposed project will conform to Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaics). The site is located at 4085 Lamont Street in the RM-2-5 Zone within the Pacific Beach Community Plan Area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Parking Impact Overlay Zone, and Council District2. Exempt from Environmental. Report No. HO-09-020

RECOMMENDATION:
Approve

ITEM-6: **T-MOBILE LIMBERG - PROJECT NO. 98933**
City Council District: 6; Plan Area: Clairemont Mesa

STAFF: Karen Lynch-Ashcraft

Conditional Use Permit and Site Development Permit for an existing wireless communication facility approved under CUP 95-0350-009 and expired March 19, 2006. The facility consists of four 16' 6" high poles supporting one antenna each and is proposing to eliminate two of the poles and increase the two remaining poles to 21' 6" with each pole supporting two antennas all located in the backyard of a house at 5441 Lodi Street within the Clairemont Mesa Community Plan Area. Exempt from Environmental. Report No. HO-08-144

RECOMMENDATION:
Approve

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ITEM-7: **MAJEWSKI RESIDENCE - PROJECT NO. 167245**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Edith Gutierrez

Coastal Development Permit to add a 1,017 square-foot, second story addition, to an existing 1,850 square-foot, one-story single family residence. The site is located at 4877 Ocean Boulevard in the RM-1-1 zone, Coastal Overlay, Coastal Height Limitation, Parking Impact, Transit Area, and Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan Area. Exempt from Environmental. Report No. HO-09-023

RECOMMENDATION:

Approve

ITEM-8: ***CARMEL VALLEY MARKET - PROJECT NO. 41272**
City Council District: 1; Plan Area: Torrey Pines

STAFF: Edith Gutierrez

Coastal Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Conditional Use Permit (Alcohol License) for a 1,400 square foot addition to an existing commercial building and maintaining a Type 21 ABC License. The 0.32-acre site is located at 2302 Carmel Valley Road in the CN-1-2 zone, Coastal (Appealable), Coastal Height Limitation, Parking Impact, Tandem Parking, and Sensitive Coastal Overlay Zones, within the Torrey Pines Community Plan Area. Mitigated Negative Declaration No. 41272. Report No. HO-09-024

RECOMMENDATION:

Approve

ITEM-9: **NOCK GUEST QUARTERS - PROJECT NO. 163043**
City Council District: 6; Plan Area: Serra Mesa

STAFF: PJ Fitzgerald

Variance to allow a second driveway on a property having 189-feet of street frontage, where 200 feet would be required (SDMC Section 142.0560(J)(8)(a) limits 1 driveway per 100 feet of street frontage) on a 0.17 acre site with an existing single family residence at 7920 Canary Way in the RS-1-7 Zone within the Serra Mesa Community Plan Area. Exempt from Environmental. Report No. HO-09-025

RECOMMENDATION:

Approve